

Marlborough Drive Bushey



Royal Connaught Park, formerly known as The Royal Masonic School for Boys, stands as a prestigious private enclave, nestled within the embrace of a Grade II listed building and sprawling across more than 100 acres of lush, manicured parkland.

This distinguished penthouse duplex apartment, crafted to the utmost standards by Cromer Homes in 2022, epitomises opulence, boasting fittings of a calibre reminiscent of elite developments in the heart of London.

Stepping inside, one is welcomed by a grand entrance hall, adorned with a blend of contemporary sophistication and timeless charm, featuring a guest cloakroom and an exquisite staircase illuminated by accent lighting and adorned with glass balustrades. The living area exudes both spaciousness and practicality, with meticulous attention given to a cleverly designed mirrored sliding partition, enhancing the sense of coziness within an already expansive main reception space, while maintaining the flexibility for grand scale entertaining as desired.

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The kitchen boasts a sleek, minimalist allure, appointed with top-tier appliances, quartz worktops and porcelain limestone flooring. Adjacent to the living room, two balconies beckon, offering picturesque western vistas of the surrounding countryside and breathtaking sunsets.

Ascending to the upper floor, discover three generously proportioned double bedrooms and three en suite bathrooms. The luxurious primary bedroom boasting ample storage space and a distinctive roofline feature that harmonizes with the historic ambiance of the estate and the grandeur of the residence. Each bedroom enjoys access to outdoor spaces through step-out and extending Velux windows.



Royal Connaught Park is a Grade II listed complex and benefits from a leisure centre with heated swimming pool, steam room, sauna, luxury changing rooms and a full equipped gym. There are also tennis courts. Further benefits include three underground parking spaces, gated security, a concierge service and guest parking. Fast transport links are only a few minutes away from the development and a courtesy bus service to Bushey mainline station is available to residents for the morning and evening commute. During the day this bus runs a service to Watford town centre.

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Accommodation and Amenities:

Large Entrance Hall * Reception/Dining Room with Two Balconies *
Mirrored Partition to Second Reception Room * Kitchen * Guest Cloakroom
* Three Bedrooms, all with En Suite Bathrooms and Access to Terracing *
Underground Parking for Three Cars * 24-hour Gated Security and
Concierge Services * Access to Residents' Only Health and Fitness Suite
Featuring Private Pool, Sauna and Gym * Tennis Courts

*We have been advised of the following:
Leasehold: 125 years from 1 January 2020
Service Charge £3,121 per annum*

Asking Price £1,375,000 Leasehold

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The heritage and history behind the development:

The original buildings were designed by the Victorian architects Gordon, Lowther and Gunton and the foundation stone was laid by Queen Victoria's son, the Duke of Connaught. Approached through impressive entrance gates, a historic clock tower sits within the signature building, JFK House - named as a tribute to the Kennedy family who once resided nearby during World War II. This is probably the most exclusive development that the area provides, situated within mature landscaped parkland and manicured grounds of 100 acres.



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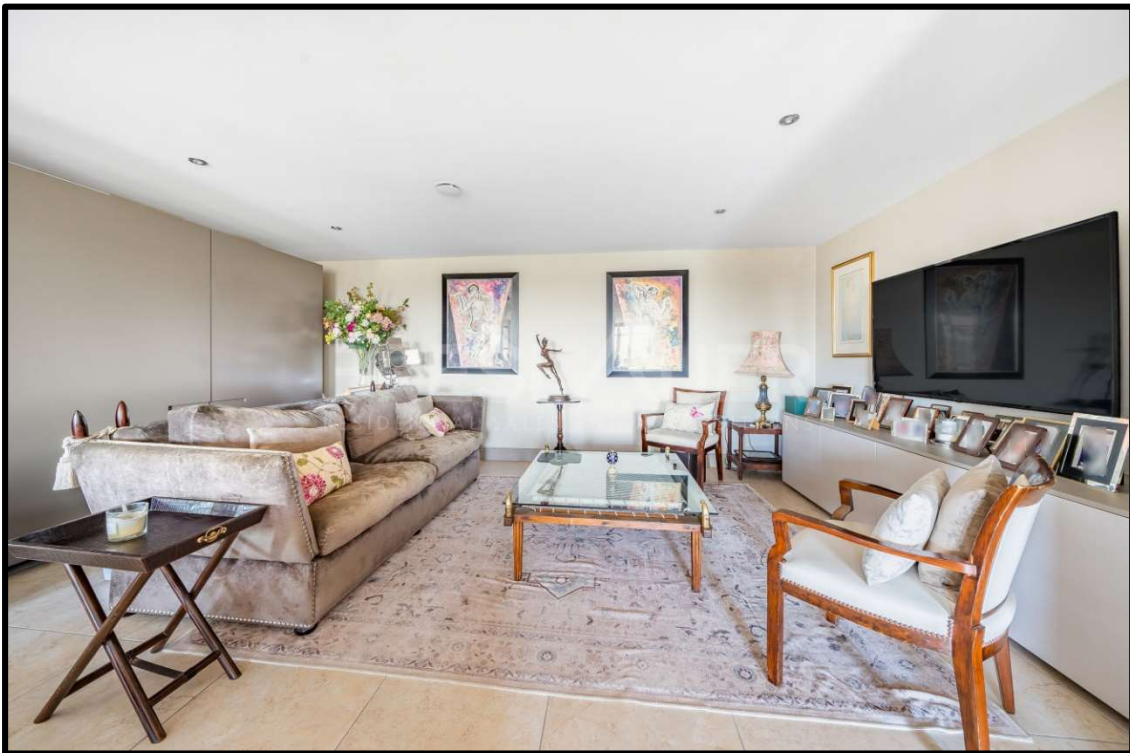
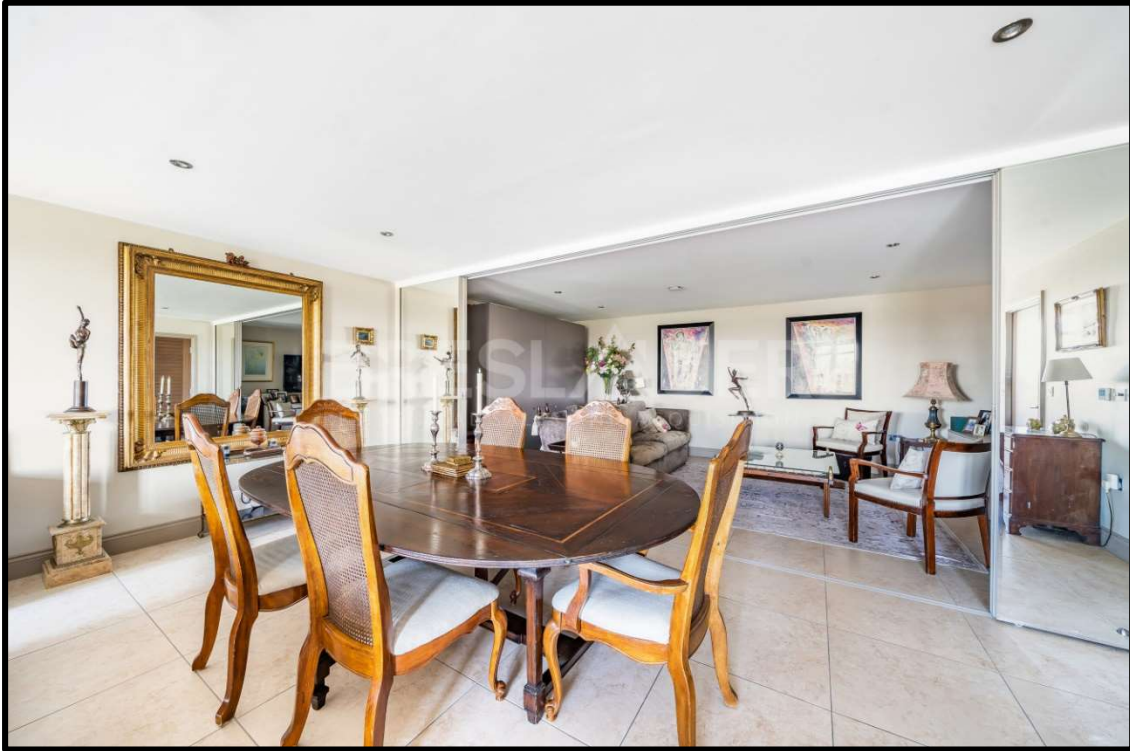
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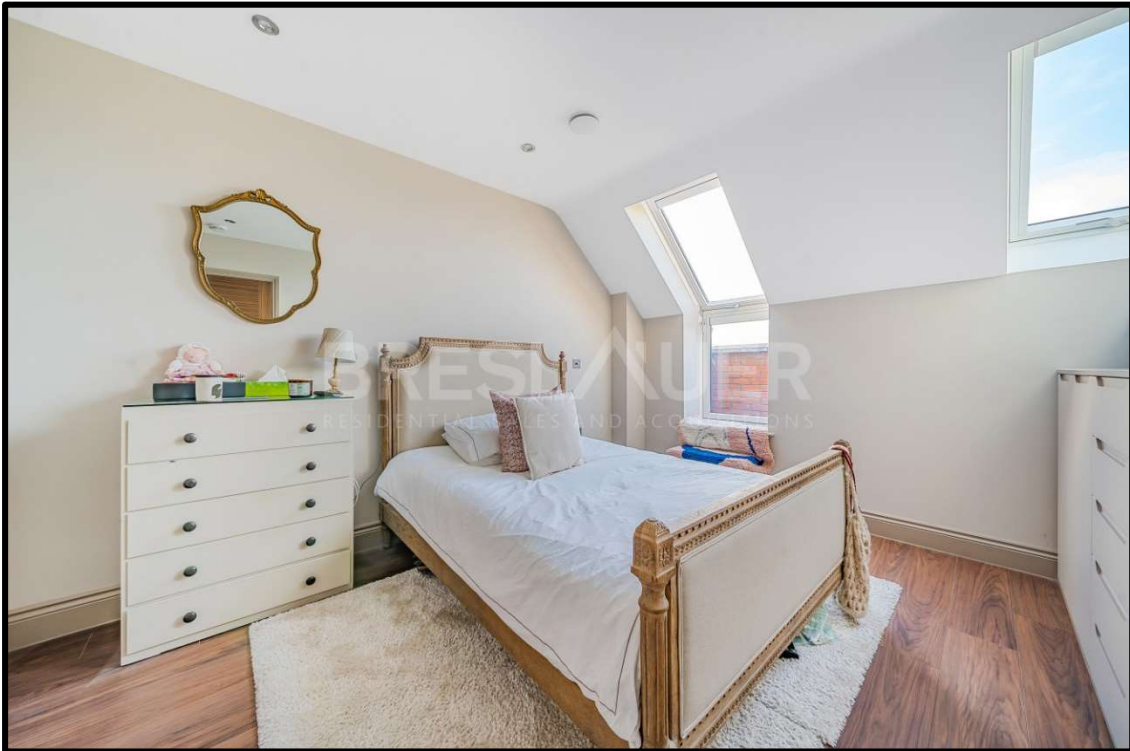
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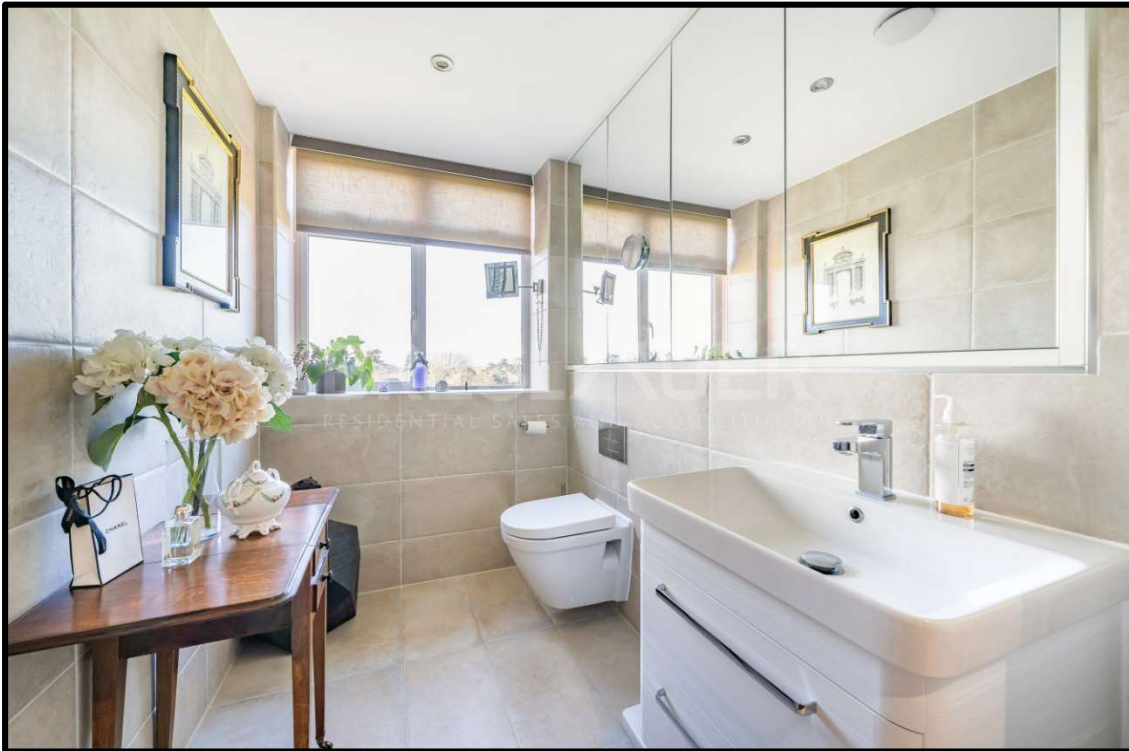
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